

CHAPTER 3

LAND USE

BASIS AND STRUCTURE

The Land Use element of the Master Plan is an analysis of the overall arrangement and intensity of land uses existing in the Meadowlands District. The analysis consists of a description of the current physical form of the District, including its overall patterns of development and their distribution. Observations will contribute to the shaping of the Land Use Plan presented in Chapter 11, Area Plans. The Land Use Plan, in turn, will provide a basis for the development of regulations and area redevelopment plans to further the vision of the Master Plan.

EXISTING LAND USES

Land uses in the District reflect development existing prior to 1970 and those developed under the NJMC's regulations. Historic indiscriminate dumping and unregulated landfilling practices have heavily influenced the location, type, and intensity of use. Figure 3.1, the Aerial Photo Map of the Meadowlands District appearing on page 3-4, gives a general perspective of development patterns in the District. District properties are classified into fourteen general land use categories:

Wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation adapted for life in saturated soil conditions.

Water includes all areas periodically water covered, except areas in an obvious state of flood. Examples are streams, rivers, creeks, canals and other linear water bodies; lakes (both artificial and natural); reservoirs; bays; estuaries; and other tidal waters.

Transportation includes transportation routes, railroad facilities, bus and truck terminals, airports, and port facilities.

Industrial uses are comprised of land uses where manufacturing, assembly or processing of products, or warehousing takes place. Light industrial, heavy industrial, and power generation are included.

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Industrial & Commercial Complexes include those industrial and commercial land uses that typically occur together or in close proximity. Industrial and commercial uses are both present. Found here are light manufacturing; administration offices; research and development facilities; computer systems companies; and facilities for warehousing, wholesaling, retailing and distributing. No heavy industries are present.

Commercial Retail contains structures predominantly used for the direct sale of products and services to the consumer. The main building, secondary structures and supporting areas such as parking lots, driveways, and landscaped areas are also included. This category is separate from these additional commercial categories defined below:

- When a mix of commercial retail and **commercial offices** exist, the dominant use is applied.
- Although they meet the basic definition of commercial retail, **hotels and motels** are classified as a separate category, due to their dominance as retail uses in the District.
- Commercial and industrial land uses that typically occur together or in close proximity are classified as **industrial and commercial complexes**.

Examples of commercial uses are downtown centers, commercial retail strip development, isolated retail establishments, shopping centers, and theaters.

Commercial Offices house administrative and support staff for large corporations or smaller businesses. They do not provide goods and services for direct consumer use. Commercial office parks, consisting of several commercial office buildings that exist together and share common driveways, parking lots and lawns, are included in this category. Buildings consist of single buildings or clusters of buildings that are not part of a commercial strip or a well-defined central business district.

Hotels and Motels contain over-night accommodations. They may also contain related amenities, such as dining facilities, services and recreational activities. Amenities such as tennis courts and pools are included with the hotel or motel category since they are private and not accessible to non-paying guests; these uses are not categorized separately as recreational land.

Residential includes single-family residences, multiple-unit dwellings, mobile homes, and miscellaneous residential types. Residential areas that are integral but minor parts of other land uses are included in the dominant land use category.

Recreational Land consists of areas that have been specifically developed for recreational activities open to the general public. This use includes golf courses, picnic areas, marina and boat launches, community recreation areas, parks, swimming pools and beaches, formal lawns, arboreturns and landscaped areas, stadiums, cultural centers, zoos and the Meadowlands Sports Complex area under the jurisdiction of the New Jersey Sports and Exposition Authority. Such uses that are not open to the general public are included as commercial uses.

Public/Quasi-Public Services are owned by governmental agencies or quasi-public entities. Uses are intended to serve the public and include post offices, public and private educational institutions at all levels, municipal buildings and other government centers, hospital and other major health institutions providing direct health care to the public, correctional institutions,

military installations, religious institutions, research facilities, social clubs associated with established organizations, and cemeteries. Transportation, communication, utility, and recreational facilities are excluded, even where the owner is a public or quasi-public entity.

Altered Land includes areas that have been changed due to these human activities: solid waste disposal areas, dredge material disposal, stone quarries, sand and gravel pits, other extractive mining, and abandoned mining sites.

Communication & Utilities include power stations; the course of transmission lines; water treatment facilities; sewage treatment facilities; radio, radar, and television antennas; microwave stations; power lines; power substations; and water towers. Towers include the land enclosed by guide wires. If the use does not meet the minimum mappable size, it is considered part of the land use in which it occurs. For example, a parcel with a radio tower in wetlands would be considered wetlands if the map scale does not enable the tower to be identified practically as a separate use.

Vacant Land consists of undeveloped, open areas that are not associated with active commercial, industrial, service, transportation, communications, or utility facilities. Lands have no indication of past activities, no apparent site preparation, and no active development. Open areas that do not fall into any of the other thirteen land use categories appear in this category.

Each of the fourteen categories is indicated by acreage and its percent of the District's total land area in Figure 3.2. The land uses are presented in the order in which they prevail in the District. Locations are shown on Map 3, Existing Land Use.

FIGURE 3.1 Aerial Photo Map of the Meadowlands District

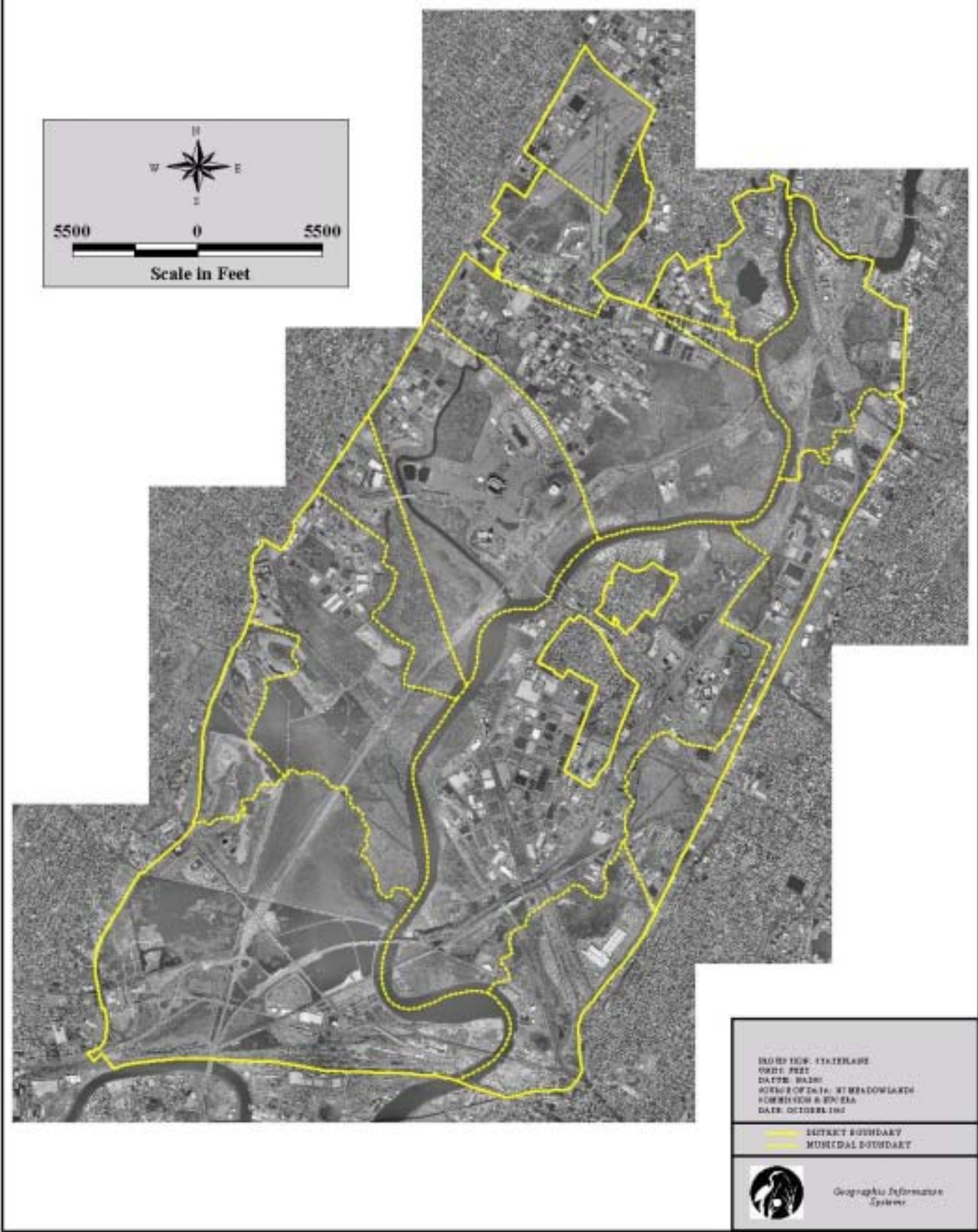


FIGURE 3.2 Existing Land Uses in the Meadowlands District		
CATEGORY	ACRES	PERCENT
Wetlands	5,783.6	29.5%
Transportation	4,018.4	20.5%
Industrial	2,793.3	14.3%
Water	1,869.7	9.6%
Altered Land	1,444.0	7.4%
Public/Quasi Public Services	965.0	4.9%
Recreational Land	756.6	3.9%
Industrial & Commercial Complexes	419.7	2.1%
Vacant Land	360.4	1.8%
Residential	291.4	1.5%
Communication & Utilities	261.5	1.3%
Commercial Retail	231.4	1.2%
Commercial Offices	209.8	1.1%
Hotels and Motels	80.7	0.4%
TOTAL ACRES	19,485.4	100%
<i>Sources: NJMC Geographic Information Systems and staff field inspections, 2002</i>		

These general observations can be made from the land use data:

- Approximately 39 percent of the District consists of water and wetlands according to the table. The actual total is higher, because some properties classified as belonging to other categories include wetland areas.
- Less than 2 percent of the District is vacant land according to the definition.
- Approximately 1 in 5 acres relates to transportation. With its prime location in the New York-Northern New Jersey metropolitan area, the District includes a number of major roadways and transit lines, including portions of the New Jersey Turnpike, Route 3 and the Northeast Corridor rail line.
- Industrial uses, including those occurring with commercial complexes, constitute the primary type of site development.
- Residential uses are not prevalent in the District. Although the District's population has increased by 23.6 percent from 1980 to 2000, residential uses continue to play a minor role in land use.

The analysis of existing land uses continues with a more detailed review of the fourteen land use categories.

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Wetlands

At the end of the nineteenth century, the area known as the Hackensack marshes included over 20,000 acres. This area included today's Meadowlands District and adjacent land. Following many decades of destruction or degradation of wetland habitats due to development, dredging, draining, mosquito control, landfilling, and industrial pollution, approximately 8,400 acres of wetlands and waterways remain in the District. Of these 8,400 acres, a total of 5,784 acres are classified here. Wetlands covering a relatively minor portion of each property are classified according to the primary use. Waterways are included in the following category.

Many properties containing wetlands are privately owned. The NJMC has acquired approximately 1,800 acres of wetlands for preservation and pursues the acquisition of additional sites as they become available. Enhancement activities are underway for degraded portions of these wetlands. Efforts are designed to restore wetland functioning to areas that no longer provide quality fisheries and wildlife habitat, passive recreation opportunities, and water purification. The NJMC also has management rights without ownership of almost 1,600 acres of wetlands in the District. Management rights are awarded by the Bureau of Tidelands in the New Jersey Department of Environmental Protection. The Bureau is the keeper of the riparian trust for the State of New Jersey, which claims an interest in all properties that are currently or formerly flowed by tidal waters. The importance of wetlands activities in the District is discussed more fully in Chapter 5, Environmental Protection and Enhancement.

Water

The key water attribute is the Hackensack River, which separates the eastern and western portions of the Meadowlands District. The river's primary function is to provide hydrologic support to the adjoining wetland areas, preserving wetlands and their diverse flora and fauna. Tidal fluctuations and seasonal water events permit flooding of adjacent wetland areas. Additionally, the opportunity exists for observation, education, and scientific activities relative to the environment and the quality of the river. The river also provides for commercial and recreational uses. The District's waterways cover approximately 1,870 acres and are controlled by the State of New Jersey.

Transportation

The Meadowlands District is the beneficiary of an extensive transportation network that has considerable influence on present and potential development. Transportation-related land uses, including roadways, access ramps, rights-of-way, and rail lines account for approximately 4,018 acres in the District. Major roadways traversing the District and located in close proximity to its boundaries include:

- Major arterials: New Jersey Turnpike I-95, I-495, Route 3, Route 17, Route 46, Route 120, Route 280, and Routes 1 & 9.

- Minor arterials: Paterson Plank Road, Moonachie Avenue, Washington Avenue, County Avenue, New County Road, County Road, Secaucus Road, Meadowland Parkway, Belleville Turnpike (Route 7), and Harrison Avenue/Newark-Jersey City Turnpike.

The District also contains nine rail lines serving commuters, long-distance passengers, and freight companies. The rail lines that traverse the District include the following:

- Main Line
- Bergen Rail Line (connected to Main Line in Secaucus)
- Pascack Valley Rail Line
- Northeast Corridor Line (Amtrak & NJ Transit)
- Morris and Essex Lines
- West Shore/Northern Branch
- Kingsland Line (inactive)
- Boonton Line (rerouted in Montclair)
- New York Susquehanna & Western (NYS & W)
- Port Authority Trans Hudson (PATH) Line

Intermodal transport can be generally defined as the transfer of cargo from one mode of transportation to another. In-district intermodal facilities include the Little Ferry Yard (Ridgefield), Resources (North Bergen), Croxton Yard (Jersey City/Secaucus), and Kearny Yard (Kearny). The North Bergen Yard is mainly located outside the District along the eastern boundary line. These facilities provide storage and transfer, as well as repair and maintenance yards.

Truck terminals are buildings that have cross docks to allow trucks to load and unload cargo and/or, where cargo is stored on a regular basis. Truck terminals are located in Carlstadt, Kearny, Jersey City, North Bergen and Secaucus. Many major interstate carriers have facilities in the District. Several factors have spurred the development of truck terminals in the District, including roadway access, location near ports and major markets, and intermodal facilities.

Teterboro Airport is located in the northwestern section of the District, encompassing approximately 827 acres in the municipalities of Teterboro and Moonachie. It primarily serves corporate clients with both passenger service and freight delivery. Teterboro Airport is owned and operated by the Port Authority of New York and New Jersey (PANYNJ) with management assistance by American Port Services, Inc.

Transportation is presented more fully in Chapter 6.

Industrial

Early industrial development took place in practically all Meadowlands communities. These industries primarily consisted of heavy manufacturing, storage tanks, and chemical processing facilities. During the late 1960's, this pattern of heavy industrial use began to move toward lighter uses such

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as light assembly and manufacturing and more warehousing and distribution. While some heavy industrial usage remains in the District, it is no longer dominant.

Industrial development is currently the largest development use in the District, representing almost 2,800 acres. Industry first developed in Carlstadt, Jersey City and Kearny, while newer development has occurred in Moonachie, East Rutherford, Secaucus and North Bergen. All municipalities within the District except for North Arlington have some industrial development.

Industry in the District consists of light industry, warehousing, heavy industry, truck terminals, rail yards, and intermodal facilities. The District is home to a number of facilities that support the freight industry. This can be attributed to the District's substantial transportation network consisting of a number of rail lines and major highways within the District, as well as its proximity to Ports Newark and Elizabeth, Newark Airport, and New York City. Recent developments, such as the absorption of Conrail by freight rail corporations CSX and Norfolk-Southern, and the merger of shipping corporations Maersk, Inc. and Sealand Service, Inc., have increased the volume of freight being moved in the northeast part of the nation. There are two main types of industrial uses in the District:

Light industry and warehousing primarily consist of warehouse and distribution facilities without commercial land uses in close proximity, but also include light assembly, manufacturing, and research and development facilities. The largest group of industrial uses exists in Carlstadt, mostly consisting of light industrial and trucking facilities. The eastern fringe of the District, specifically North Bergen (warehousing) and Ridgefield (light industry/warehouse mix), is also representative of this land use class.

Heavy industry is no longer prevalent in the District. Sites of former heavy industrial activity in the District include Koppers Coke and Diamond Head Oil Refinery Division in the southeastern portion of Kearny along the Hackensack River, Universal Oil Products (UOP) adjacent to Route 17 North in East Rutherford, and Scientific Chemical Processing (SCP) along Paterson Plank Road in Carlstadt. UOP and SCP have benefited from remediation funding under the federal Superfund program. Diamond Head Oil was added to EPA's Superfund National Priorities List in 2002.

Current heavy industrial uses are located in Kearny, Jersey City, Lyndhurst, and North Bergen. They generally include heavy manufacturing, chemical storage and processing facilities.

Industrial & Commercial Complexes

A concentration of industrial and commercial complexes is found in the Secaucus Outlet Center, located in the County Avenue and Meadowlands Parkway area of Secaucus. The area is known for its warehouse retail outlets, which are separated from the established retail malls. Although warehouse uses dominate, outlet retail space is permitted up to ten percent of the total floor area of a building's warehouse floor area. Retail is considered an accessory use in this instance. Industrial & commercial complexes constitute approximately 420 acres District-wide.

Commercial Retail

Prior to the inception of the NJMC, the land that was to become the Meadowlands District contained only 101 acres developed for commercial retail land uses. Today, commercial uses constitute approximately 312 acres. Hotels and motels, classified as a separate land use category, include approximately 81 additional acres. In spite of this three-fold increase over the last three decades, commercial uses comprise just 1.6 percent of the total land area of the District. Municipalities of the District continue, however, to host widespread commercial development in traditional downtown areas outside the District's boundaries.

Commercial retail development in the District can be further categorized into three main types: strip/highway, neighborhood, and mixed use/planned:

Strip/highway commercial development is prevalent along the major highways and arterial roads throughout the District. Many highways traverse the Meadowlands District, making it a prime location for this type of development. The main entrances are oriented toward highway users, and primary access ways are directly from the arterial or a service road. Strip/highway commercial development commonly consists of a principal structure(s) internally subdivided into storefronts, which are leased individually. Characteristics include common signage and design materials, and tenants typically include national franchises. The heaviest concentration of strip/highway commercial development in the District is located along the Route 3 corridor in Secaucus. While this type of commercial use usually targets a regional market, most strip development in the Meadowlands District has a more limited market area.

Neighborhood commercial development includes smaller-sized shops and restaurants, the sale of specialty goods, local ownership, and on-street parking. Streetscapes often share common attributes, such as banners, street furniture, and lighting. The target market includes local residents and employees or those looking for a unique shopping experience.

Mixed use commercial development consists of retail along with any combination of other uses. Retail and other commercial uses are often accessory to a principal use, such as office or residential development. For example, the Copper Ridge office complex in Lyndhurst contains offices with commercial uses at the ground level. For the purposes of land use classification, however, these accessory commercial uses are not calculated as part of commercial retail, but considered a part of the primary land use. The purpose of these developments is to provide a combination of complementary uses where users of the site can have certain needs met in a contained area.

Commercial uses, predominantly in the form of retail and hotels, have flourished along the Route 3 corridor in Secaucus. The largest scale commercial retail development in the District is located north of Route 3 at Harmon Meadow Plaza and the Mall at Mill Creek in Secaucus. Harmon Meadow Plaza is a commercial development containing office, hotel and retail space. The retail portion includes restaurants, movie theaters, and boutiques located along a central plaza. The Mall at Mill Creek, located adjacent to Harmon Meadow, contains a variety of retail stores characteristic of strip/highway development. Big box retail stores are also located adjacent to the Route 3 corridor.

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Commercial Offices

Early office development in the District consisted mainly of ancillary office space associated with industrial or warehouse uses. Largely in response to a decline in the industrial sector accompanied by an increase in the service-oriented sector, office development has also become an independent land use. Primary office use in the District currently totals approximately 210 acres.

The development of primary office space in the District has mostly occurred in East Rutherford, Secaucus, and Lyndhurst, within 2,000 feet of the Route 3 corridor. Office development has spurred ancillary development, where large office complex structures are commonly grouped with secondary hotel, restaurant and shopping facilities.

Office space is typically classified as Class A, B, or C. Class A describes premium office space in a prime location, containing newer or renovated facilities and various amenities. They are well maintained and capable of handling the technological and communications demands of the modern office. Class A facilities command the highest lease rates and have the ability to accommodate users requiring larger floor plates with more space between columns. Class B describes office facilities in good condition, well-maintained, with average rents. They are generally well-located, with proximity to major highways and sometimes offering technological upgrades. Class C office space consists of smaller office spaces with lower rents. Class C office users typically require less space than Class A and B users and accept more modest amenities. The space is generally of older stock, with fewer available technological advancements.

In addition to primary office space, office areas continue to exist in conjunction with warehouse and industrial development, but data concerning their locations and sizes are not generally available. Also, research distribution facilities are a type of mixed use office facility that are prevalent throughout the District. Their functions are similar to office usage in the District, however, they include primary storage areas and processing and distribution functions not commonly associated with typical office space. An example of a research distribution facility in the District is the Meadowlands Corporate Park in Lyndhurst.

Hotels and Motels

There are currently twenty-four hotels/motels in the District with a total of 3,843 rooms. The Paterson Plank Road corridor in Carlstadt and East Rutherford, adjacent to the Meadowlands Sports Complex, has hosted an influx of hotel development. Many of these hotels contain ancillary restaurants, conference facilities, banquet facilities and other amenities. The hotels also serve tourists and business users in the greater metropolitan area.

The NJMC recently issued a Zoning Certificate authorizing a hotel in Rutherford with 216 rooms. According to the Meadowlands Chamber of Commerce, current interest suggests the potential for almost 3,000 more rooms being constructed in the District.

Residential

The highway network that developed in the early 20th century made portions of the District amenable to residential development. The majority of housing in the District was built prior to 1950, consistent with the construction of the neighboring housing stock. Single family and duplex dwellings are the predominant housing types. Residential uses continue to represent a small percentage of the total land use in the District, accounting for approximately 291 acres with 4,649 housing units. From 1980 to 2000, the total number of units increased approximately 21 percent. Secaucus experienced a near-doubling of its housing inventory during that time. The creation of new housing slowed during the 1990's as the land available and suitable for housing was largely developed. The majority of housing within the District is located in these four municipalities:

Jersey City. A neighborhood located in the vicinity of the St. Paul's Avenue corridor contains some of the District's oldest housing. Rowhouses and small lot sizes are evidence of an older land use pattern. Units are commonly situated on lots with frontages of 25 to 50 feet and depths of 100 feet. Single-family units are most prevalent, but duplex and multi-family units also exist. Industrial units are interspersed throughout the neighborhood and constitute the primary land use in the immediate area.

Little Ferry. Single-family, detached units are located in the northern portion of the District, adjacent to Losen Slote Park and an industrial area.

Moonachie. Housing is located along Moonachie Avenue south of Teterboro Airport, consisting of two mobile home parks with approximately 426 units of manufactured homes. Another neighborhood at the end of Moonachie Road includes some of the housing relocated during the construction of Teterboro Airport.

Secaucus. There are four primary housing locations in the District portion of Secaucus. The Riverside area, adjacent to Secaucus High School, contains mostly single-family dwellings. Harmon Cove, a high rise and townhouse development with 1329 units, accounts for approximately 27 percent of the District's dwelling units. This relatively upscale housing, located between the Hackensack River and Meadowlands Parkway, is the only multi-family development of any significance approved by the NJMC. The Route 3 corridor contains neighborhoods to the south of Route 3 and to the west of Mill Creek Mall. A variety of housing types exist here, including detached single family, duplex, condominium, and multi-family. A development with 212 townhouse units is under construction at the north end of Meadowlands Parkway. Finally, a variety of housing types are located in the East Secaucus area, located between County Avenue and the eastern spur of the New Jersey Turnpike and surrounded by industrial uses. The Township also includes land surrounded by the District that is developed with established neighborhoods of one- and two-family dwellings.

The types of housing in District municipalities, including areas outside the District, are summarized in Figure 3.3. Single and two-family homes are the dominant housing types for the District's fourteen municipalities.

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Additional information regarding housing type, condition, and affordability is included in Chapter 4, Housing.

FIGURE 3.3			
Types of Housing in District Municipalities			
	Bergen (10 municipalities)	Hudson (4 municipalities)	All District Municipalities
1-unit detached	15,516	17,545	33,061
1-unit attached	977	8,928	9,905
2 units	11,265	36,442	47,707
3 to 9 units	4,585	33,046	37,631
10 or more units	5,817	39,649	45,466
Mobile homes, boats, and other types	423	261	684
TOTAL HOUSING UNITS	38,583	135,871	174,454
<i>Sources: US Census Bureau, Census 2000 as obtained through the New Jersey Department of Labor; Borough of Teterboro</i>			

Recreational Land

The District boasts a wide array of recreational opportunities covering approximately 757 acres. Waterways and wetlands, classified separately, add almost 7,700 acres to the recreational and open space areas of the District. Key recreational attributes include:

- **Richard W. DeKorte Park**, the cornerstone of the park system, offering both active and passive recreation and educational activities. Significant features include the Meadowlands Environment Center, Kingsland Impoundment, Kingsland Overlook, North Arlington Scenic Overlook, Transco Trail, Marsh Discovery Trail, Lyndhurst Nature Reserve, Harrier Meadow, and the Sawmill Creek Wildlife Management Area.
- The **Hudson County Park at Laurel Hill**, the County's first park since 1934. Amenities at the 40-acre facility include a boat launch dedicated in October 1995, a riverfront walkway, ball-fields, and a playground.
- **Meadows Path**, a pedestrian trail system that currently includes seven miles of trails, including the Valley Brook Avenue Greenway, a 1.5 mile pedestrian walkway providing linkage between DeKorte Park and the Meadowlands Corporate Center. Future plans are to lengthen Meadows Path to include a total of 25.5 miles that will follow the western bank of the Hackensack River from Losen Slote Creek Park in Little Ferry to West Hudson Park in Kearny. Currently the Saw Mill Creek Trail, constructed on a PSE&G utility service road, provides the sole pedestrian link from DeKorte Park to future trails planned in Kearny.
- The **Secaucus Greenway**, a planned 15-mile waterfront greenway on the eastern portion of the District. Completion of this trail will allow public access along the river while providing a continuous pedestrian trail linking Secaucus retail, office, commercial and residential

districts. Significant portions of the Greenway that are completed include trails in the Hudson County Park at Laurel Hill and the 1.5-mile Mill Creek Marsh Trail.

- **Mill Creek Point** in Secaucus is being developed as an environmental interpretive center for the general public.

Recreational facilities are described more fully in Chapter 5, Environmental Preservation and Enhancement.

Public/Quasi-Public Services

Public and quasi-public services total approximately 965 acres. Major facilities include two bulk mail facilities located in Kearny and Jersey City, a motor vehicle inspection station, the Meadowlands Hospital and Medical Center, the NJMC complex in Lyndhurst; and park & ride facilities in North Bergen, Ridgefield, East Rutherford and Harmon Cove. Numerous smaller service entities are located throughout the constituent municipalities of the District. Chapter 7, Community Facilities, expands upon public facilities that host various services.

Altered Land

The most noteworthy altered lands in the District are solid waste disposal areas, which provide for the collection and disposal of commercial, industrial, and domestic waste; soil fill; and construction and demolition debris. Facilities and operations include landfill operations, transfer stations, landfill closure, and leachate and gas collection. This use accounts for 1,444 acres in the District.

Most of the landfills in existence prior to NJMC jurisdiction were privately operated and resulted in the extensive filling of wetlands. Illegal dumping occurred outside designated waste disposal locations, especially in wetlands and vacant areas. Although landfilling operations within the Meadowlands have significantly decreased over the years, the NJMC continues to play a significant role in the provision of regional solid waste facilities.

Private developers have shown considerable interest in redeveloping some landfilled areas, since large, undeveloped parcels in the District are a scarce commodity and are in high demand. This demand may facilitate the closure of several “orphan” landfills for redevelopment projects. These so-called orphan landfills ceased operations prior to January 1, 1982, which circumvented a State requirement that they establish an escrow fund to be used to finance landfill closure (N.J.S.A. 7:26-2A.9(d)).

Communication and Utilities

Communication uses consist of radio towers and their ancillary support buildings. Generally located on large sites, these radio towers are situated throughout the District, but predominantly in

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Lyndhurst, East Rutherford, Rutherford, Kearny, Secaucus and Carlstadt. Television and radio studios have also located in the District in recent years. Secaucus has especially benefited from this influx with studios such as MSNBC cable television and WWOR TV (UPN 9) locating within its jurisdiction. The District has become attractive to businesses seeking lower costs, adequately-sized vacant properties, and proximity to New York City.

Utilities include two power generating facilities, several power substations, three sewerage treatment plants, a natural gas storage facility and a methane gas recovery operation. The two power generating facilities, located in Ridgefield and Jersey City, are owned and operated by Public Service Enterprise Group (PSEG). They supply power to municipalities in Bergen and Hudson counties and to New York in emergency situations. Three sewerage treatment facilities provide service both in and out of the District; they are owned and operated by the Bergen County Utilities Authority (BCUA), the Secaucus Municipal Utilities Authority (SMUA), and the North Bergen treatment facility (NBMUA). Transcontinental Gas & Pipeline Corp. (Transco), a subsidiary of the Williams Companies, Inc., owns and operates the natural gas storage facility located in Carlstadt. Additional information regarding utilities in the District is presented in Chapter 7, Community Facilities.

Together, the District's communication and utilities constitute approximately 262 acres.

Vacant Land

Vacant land serves as a backdrop to the other land uses of the Meadowlands. It consists of approximately 360 acres including cemeteries.

REDEVELOPMENT

Given the extensive history of environmental degradation within the Meadowlands, it is not surprising that certain properties remain idle or underutilized. These sites may contain factories, warehouses, landfills, former service stations, or other facilities. Several sites throughout the District are listed under the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund, administered by the US Environmental Protection Agency (USEPA)) or various databases of known contaminated sites maintained by the New Jersey Department of Environmental Protection (NJDEP). Remediation actions are to be implemented under the supervision of the USEPA or the NJDEP. Remediation is intended to provide permanent protection of public health and the environment from releases of hazardous substances and to facilitate redevelopment.

The District also contains sites that are not included in any State or Federal database of contaminated properties, although they can be considered brownfields. The USEPA defines brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Other developed sites in the District can be considered grayfields, declining in use but with no contamination. The locations of brownfield and grayfield properties in the District have not been fully determined.

When sites remain idle or underutilized, owners suffer from depressed property values and insufficient return from the property. Neighbors are also affected by reduced property values and potential environmental concerns. Owners of contaminated sites face the possibilities of lawsuits due to the contamination and enforcement actions by government regulatory agencies. Developers avoid contaminated sites and grayfields, creating negative pressures to develop greenfield sites and wetlands or other limited, undeveloped land while furthering undesirable sprawl.

The original enabling legislation granted the NJMC broad powers for redevelopment of blighted areas in the Meadowlands District. The Commission undertook its first redevelopment project in 1994. The proposal to evaluate a site for redevelopment stems from a variety of sources including NJMC staff, a constituent municipality, or a property owner or third party. The redevelopment planning process consists of two phases:

- An area must be deemed “in need of redevelopment” in accordance with NJMC regulations. After a site analysis is conducted, a report is prepared to establish the reasons for the redevelopment investigation and findings.
- If the Commission agrees that the site is in need of redevelopment, defined as a renewal area in the NJMC enabling legislation, it may authorize a redevelopment plan to be prepared. The redevelopment plan is subject to the Commission’s adoption and the approval of the Hackensack Meadowlands Municipal Committee.

Both phases include public participation and commenting opportunities. The existing redevelopment areas appear in Figure 3.4 on the following page and Map 4, Redevelopment Areas.

FIGURE 3.4 Redevelopment Areas in the Meadowlands District *

NAME/LOCATION	SIZE (approx. acres)	STATUS	RECOMMENDED USES	REDEVELOPMENT CHALLENGES
Belleville Turnpike/ Kearny	79	2/96-Adopted redevelopment plan ; 6/02-Amended	Warehouse distribution facility	Infrastructure (roads, sanitary sewers). Drainage/flooding.
Vincent Place/ Teterboro	2.5	4/97-Adopted redevelopment plan	Medium density housing	Locating housing adjacent to airport.
Meadowlands Golf Course/Rutherford, Lyndhurst, North Arlington, Kearny	1350	2/01-Adopted redevelopment plan; 9/01, 7/02, 2/03-Amended Redeveloper: Encap	Golf course, other commercial recreation, hotel/resort, office, accessory retail, marina, active adult housing	Six landfills slated for development will need to be evaluated for structural and safety issues. Improve vehicular access. Minimize wetland disturbance and incorporate wetlands into design.
Highland Cross/ Rutherford	35	11/98-Adopted redevelopment plan; 3/01-Amended; Redeveloper: Lincoln Equities	Mixed use commercial including office, hotel, restaurant and accessory retail	Traffic circulation. Limited wetlands. Former sewage treatment plant. Possible contaminants.
Laurel Hill/ Secaucus	285	5/99-Adopted redevelopment plan Currently being reevaluated for potential as a transit village.	Convention center complex, mixed use, and communications/production	Limited access to western portion. Generally poor circulation for vehicles and pedestrians. Rail lines bisect site. Wetlands present. Utilities available but not distributed.
16th Street/ North Bergen	54	1/99-Adopted redevelopment plan; 10/99, 2/01, 5/01-Amended; Redeveloper: National Retail Systems Affiliates	Intermodal operations, warehouse/truck terminal, combination of both	Wetlands on site and required infrastructure improvements
Kearny/ Kearny	860	5/00-Adopted redevelopment plan 3/02-Amended	Light industrial center, heavy industrial center, office, retail space exceptions	Approx. 375 acres of wetlands, including Kearny Freshwater Marsh. Substandard infrastructure. Roadways low-lying and in disrepair. Landfills cover most of redevelopment area.

FIGURE 3.4 Redevelopment Areas in the Meadowlands District (Cont.) *

NAME/LOCATION	SIZE (approx. acres)	STATUS	RECOMMENDED USES	REDEVELOPMENT CHALLENGES
Paterson Plank Road Corridor/ Carlstadt, E. Rutherford	305	1/99-Portion determined "In Need of Redevelopment" 9/03-Adopted redevelopment plan for majority of area 10/03-Determined additional area along Washington Avenue "In Need of Redevelopment"	Mixed use development including commercial, of- fice warehousing, light in- dustrial; passive recreation; and open space	Known contamination. Nonconforming buildings existing prior to NJMC regulations. Flooding. Ac- tive railroad line.
Route 3 East Service Road/East Rutherford	42.85	10/03-Determined "In Need of Redevelopment"	To be determined	Wetlands. Roadway access.
Wall Street West/ Lyndhurst	6.16	9/03-Determined "In Need of Redevelopment"	To be determined	Flooding. Hazardous access, due to small property with streets on all sides.

* Reflects actions taken by Commission through October 2003.

FIGURES 3.5 (right) and 3.6 (below)

The Meadowlands Golf Course Redevelopment Plan slates the redevelopment of approximately 1350 acres of former landfills and contaminated sites in Hudson and southern Bergen counties. It will remediate old “orphaned” landfills and permanently preserve land previously designated for development. As the largest brownfield to greenfield project in New Jersey, the transformation will also result in a world-class golf course complex, with habitat enhancements and related amenities.

FIGURE 3.5 *An aerial photograph delineates the redevelopment areas with red boundary lines. Municipal boundaries are indicated in yellow. The project encompasses portions of Lyndhurst, Rutherford, North Arlington, and Kearny.*

FIGURE 3.6 *A conceptual drawing hints at the panoramic views envisioned by the redevelopment plan. Disturbance of the approximately 380 acres of wetlands will be minimized to implement the golf course/mixed use development. Source: Courtesy of Thomas Schaller*



KEY CONDITIONS

Most suitable land in the Meadowlands District has been developed.

- Industrial uses, including those occurring with commercial complexes, constitute the primary type of site development (16.4 percent of total land).
- Transportation uses consume approximately 1 in 5 acres (20.5 percent of total land).
- Certain developed properties lie idle or underutilized, due to the presence of real or perceived contamination. Other developed properties are declining and underutilized, even without contamination. The NJMC has devised and makes use of a planning mechanism to facilitate the redevelopment of such properties.

The District's undeveloped areas are environmentally sensitive and unsuitable for development.

- Water, wetlands, and vacant land constitute the District's primary land uses, a total of approximately 41 percent when applying the land use categories as defined in this chapter. The actual total for these three uses is somewhat higher, because properties containing wetlands as the secondary land use are categorized by their primary land use.

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